



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD13-23
APPLICANT: Parkcrest Builders Group, Ltd.
DATE: August 8, 2013
LOCATION: SE Corner of Lindsey & Classen
TO: Interested Neighbors
WARD: 7
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a proposed Multi-Family Student Housing Project

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a proposed Planned Unit Development for Multi-Family Student Housing. This property is currently zoned C-2, RM-6 and A-2 and a change of zoning will be required.

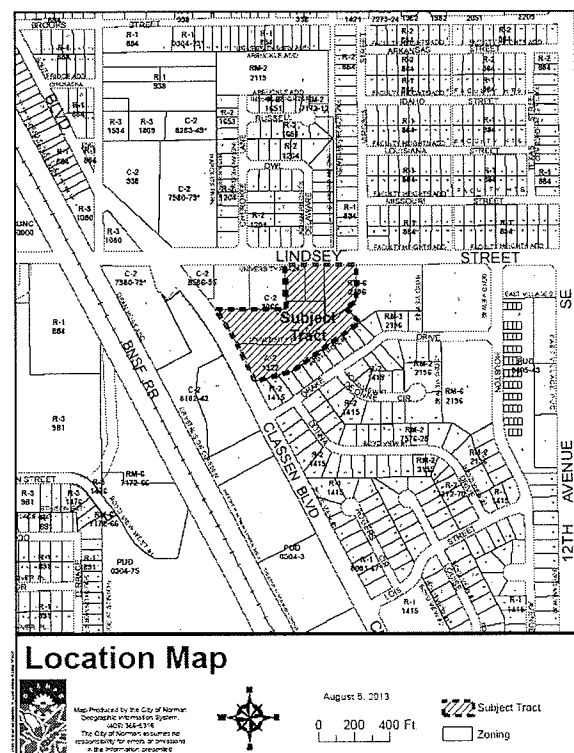
Please join us for a Pre-Development discussion of this proposal on Thursday, August 22, 2013 from 6:30 p.m. until 7:00 p.m. The meeting will be held in the City Council Chambers of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Sean Rieger, (405) 329-6070 or Brad Worster, (405) 206-8911. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for

Pre-Development Informational MeetingCase No. PD 13-23

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER

PARKCREST BUILDERS GROUP, LTD.

ADDRESS800 Gessner, Suite 350
Houston, TX 77024**EMAIL ADDRESS**sp@riegerllc.com
brad@jrfulton.com**NAME AND PHONE NUMBER OF CONTACT PERSON(S)**

Sean Rieger	Brad Worster
BEST TIME TO CALL: 405-329-6070	405-206-8911

A proposal for development on a parcel of land, generally located on the SE corner of East Lindsey & Classenand containing approximately 6.9 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

Multifamily Student Housing project with some structured parking, pool, clubhouse and other recreational amenities available for resident and some public use.

This proposed development will necessitate (check all that apply):

- ☒ 2025 Plan Amendment ☐ Growth Boundary
☐ Land Use
☐ Transportation
☒ Rezoning to Planned Unit Development (PUD) District(s)
☐ Special Use for _____
☒ Preliminary Plat _____ (Plat Name)
☐ Norman Rural Certificate of Survey (COS)
☐ Commercial Communication Tower

Items submitted:

- ☒ Deed or Legal Description
☒ Radius Map
☒ Certified Ownership List
☒ Written description of project
☒ Preliminary Development Map
☒ Greenbelt Enhancement Statement
☒ Filing fee of \$125.00

Current Zoning: C-2, RM-6 & A-2Current Plan Designation: Commercial & Multifamily
Parkland

Received on:

8-5-13at 4:00 a.m./p.m.by rw

OFFICE USE ONLY

Classen & Lindsey Project
Norman, Oklahoma

The proposed planned unit development of the remaining vacant land on the SE corner of Classen and Lindsey in Norman will be an upscale student housing facility containing approximately 196 units with a parking ratio greater than 3.7 spaces per unit on a site that is almost 7 acres.

The current zoning for the majority of the parcel is C-2 (General Commercial) with approximately 1 acre currently zoned RM-6 and another portion of the site currently a drainage ditch zoned A-2. The majority of properties in the area are multifamily – either duplexes or apartments – with the properties immediately abutting the parcel on the north being commercial (Braum's, Conoco and Goodwill).

The project is located approximately $\frac{3}{4}$ mile from the University of Oklahoma and many of the residents are expected to walk or ride bicycles to class. Therefore, there will be significant bicycle racks and storage facilities on the premises.

Community amenities will include a clubhouse with a fitness center, social lounge, wireless Internet café and study areas. Outdoor amenities include a full-size pool and versatile areas that will provide additional space for recreational and social activities including basketball, volleyball, a walking trail, Dog Park, horseshoe courts, and playing fields. Many of these exterior amenities will be available for neighborhood use.

The parking provided will well exceed the requirements for RM-6 zoning with more than 700 parking spaces. To meet this higher parking ratio, a central parking structure will provide parking to residents with multi-level access allowing many to park on the same floor in which they live. There will be one entrance to the property from Classen and one from Lindsey.

The sloped topography of the property allows for taller structures to be built while minimizing the skyline impact. The tallest buildings will be 5 stories but set well back from neighboring multifamily projects by using parking and recreational amenities as buffers.

The developer has constructed over 25,000 apartment units since 1968 and has constructed several properties similar to the one planned in Norman.

